



**redrose**

**41 Brookwood Way**

Buckshaw Village, Chorley, PR7 7GW

This well-presented three-bedroom link-detached home offers a versatile and comfortable living space, ideal for families or first-time buyers. The property features a welcoming entrance hall, a spacious lounge filled with natural light, and a modern kitchen/breakfast room with integrated appliances and ample storage. Upstairs, there are three bedrooms, including a generous master with an en-suite, and a family bathroom fitted with a contemporary three-piece suite. Externally, the home benefits from a driveway providing off-street parking for two cars and a south-facing rear garden, perfect for relaxing or entertaining. Located close to local amenities, schools, and transport links.

**Offers Over £250,000**

EPC Rating '79c'







## Property Description

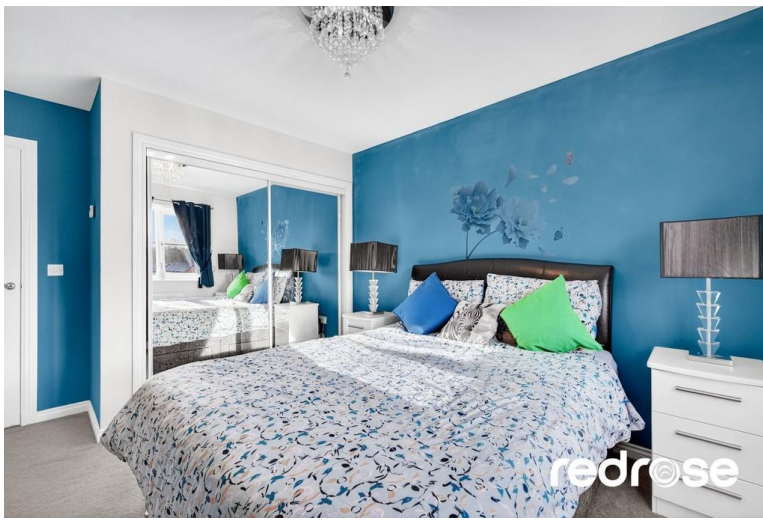
### HALLWAY

The hallway offers a warm and inviting entrance to the home, with soft natural light and neutral décor that creates an immediate sense of comfort. It provides a lovely first impression and sets the tone for the rest of the property. Stairs rising to the first floor and radiator.

### LOUNGE

15' 1" x 13' 10" (4.61m x 4.22m) The spacious lounge offers an impressive living area, beautifully enhanced by double glazed door opening up to the rear garden that flood the room with natural light throughout the day. The generous floor space allows for multiple seating arrangements, while the neutral décor provides a clean and modern backdrop. This welcoming room is ideal for both relaxing evenings and entertaining guests, with ample space for larger furniture pieces without feeling crowded. Storage cupboard.





#### KITCHEN/BREAKFAST ROOM

10' 1" x 6' 10" (3.09m x 2.09m) This modern kitchen breakfast room combines style and practicality, featuring sleek units, ample workspace, and integrated appliances. The adjoining breakfast area creates a sociable setting perfect for casual meals or catching up with family. The open layout offers a seamless flow and a comfortable spot to enjoy the start of the day.

#### DOWNSTAIRS W.C

This bright downstairs W.C. offers a well-designed space with a contemporary wash hand basin with tiled splash back and low level W.C. complemented by crisp finishes. Thoughtfully placed lighting and a window for ventilation ensure the room feels light and comfortable, making it a useful addition to the ground floor.

#### FIRST FLOOR LANDING

Access to the first floor bedrooms and bathroom.

#### MASTER BEDROOM

12' 10" x 11' 5" (3.93m x 3.49m) The master bedroom offers an impressive amount of space, creating a calm and comfortable retreat. Double glazed window to the front aspect invite plenty of natural light, enhancing the room's airy feel. With built in wardrobe. The neutral décor makes it easy to personalise and creates a soothing atmosphere. Radiator.



#### ENSUITE

5' 2" x 4' 10" (1.60m x 1.48m) The en-suite features a modern three-piece suite, including a sleek shower enclosure, contemporary wash basin, and low-level W.C. Tasteful tiling and clean finishes create a fresh, elegant feel, while the practical layout offers everyday convenience and comfort. Double glazed frosted window to the front and radiator.



#### BEDROOM TWO

10' 8" x 8' 9" (3.26m x 2.69m) Bedroom two is a generously sized double room, offering plenty of space, built in wardrobe. Its neutral décor that allow natural light to fill the room, creating a bright and versatile space suitable for family, guests, or a home office. Double glazed window to the rear and radiator.



#### BEDROOM THREE

13' 0" x 5' 8" (3.97m x 1.74m) This spacious bedroom offers generous proportions and an abundance of natural light, creating a bright and uplifting atmosphere. Double glazed window to the front aspect and radiator.

#### BATHROOM

The family bathroom is fitted with a modern three-piece





suite, comprising a panel bath with hand held shower attachment, wash basin and low-level W.C in vanity unit. Neutral tiling and contemporary fixtures create a clean, bright, and practical space suitable for family use. Double glazed frosted window to the rear aspect and radiator. Cupboard.

#### EXTERNALLY

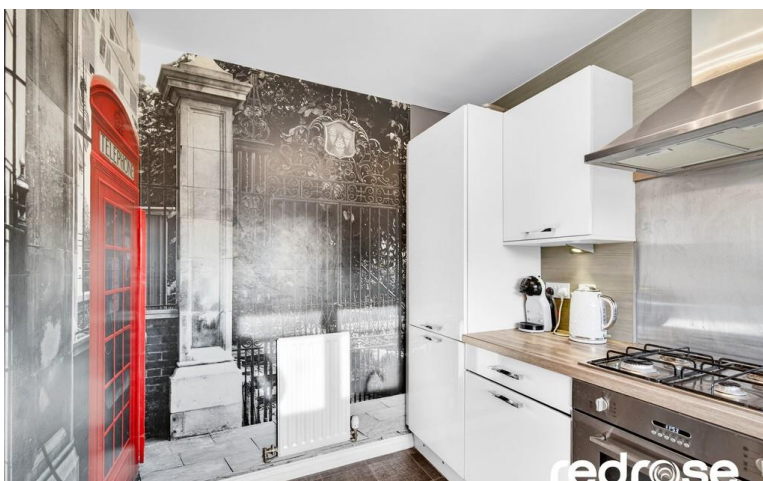
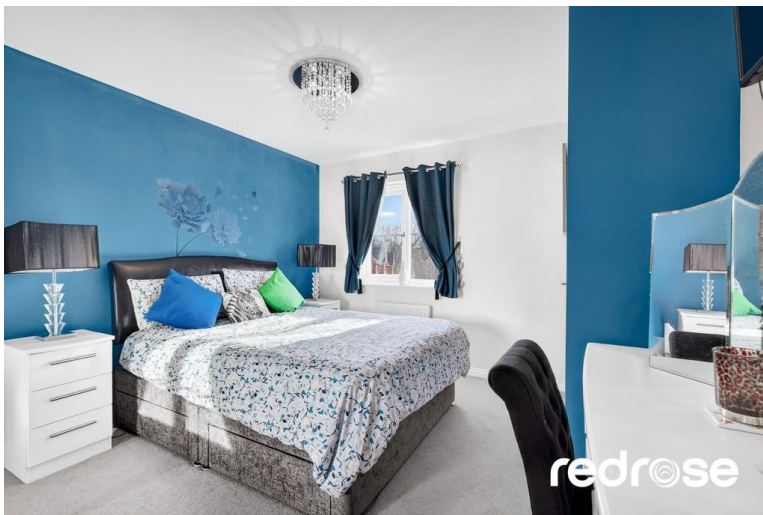
The property benefits from a private driveway with space for two cars, offering convenient off-street parking. To the rear, there is a south-facing garden, providing an abundance of natural sunlight throughout the day. This outdoor space is perfect for relaxing, entertaining, or family activities, with plenty of room to enjoy the sunshine in a private setting.

#### LOCATION

Buckshaw Village is perfectly situated for commuting to Preston, Manchester or Blackpool with the M6, M61 and M55 motorways minutes away, the new Buckshaw village parkway train station gives links to Manchester Piccadilly, Victoria and Preston. Within walking distance are Tesco, Aldi, an Italian restaurant, coffee shops, barbers and various takeaways. The war horse pub and the Harvester are great for young families. There is a community centre hosting many activities, primary school, doctors' surgery and dentist. the Buckshaw hub offers a brand-new nursery, children's swimming pool, hair salon and café. Buckshaw village has everything you could possibly need for young and old alike.

#### MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.



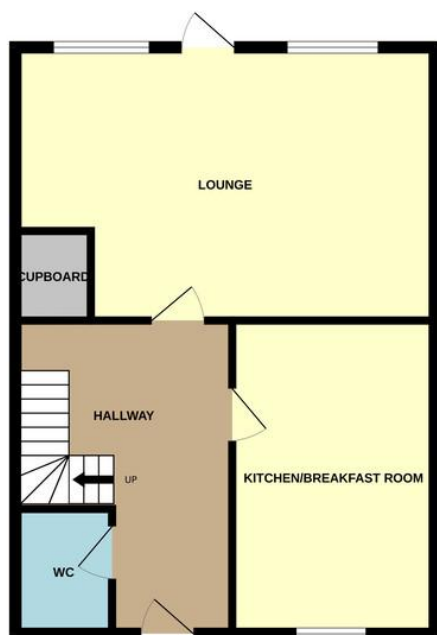




Aerial boundary view for illustrative purposes only



GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements